LOT 11
HICKORY RIDGE PBK 2234/596

HRDLICKA-HEISE CHERYL L/HEISE ROBERT L
1311 ISLAND RIDGE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1501-0011-0000

BUILDING CHARACTERISTICS

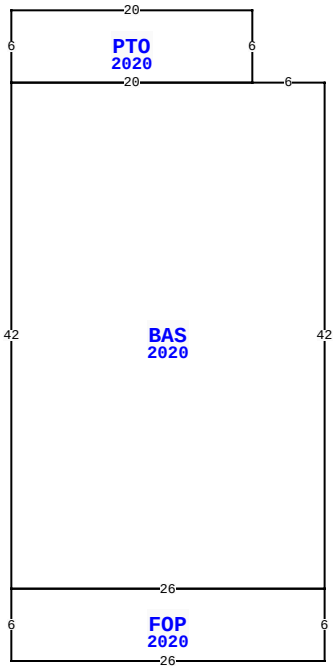
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1022.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1,092	199,492
FOP	156	30	47	8,586
PTO	120	5	6	1,096
TOTALS	1,368		1,145	209,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,145	147.6209	184.53	211,287	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 1092 HX Base Yr 2021



1311 ISLAND RIDGE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		209,174
TOTAL MARKET OB/XF VALUE		4,237
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		363,411
SOH/AGL Deduction		145,370
ASSESSED VALUE		218,041
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,041
TOTAL JUST VALUE		363,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200193	NEW CONSTR	137,493	06/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2414/1045	11/25/2020	WD	Q	I	02	264,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: HRDLICKA-HEISE CHER						
2276/0449	5/17/2019	WD	Q	V	01	71,500
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W6 PTO=[YR=2020] N6 W20 S6 E20 $ W20 S42
FOP=[YR=2020] S6 E26 N6 W26 $E26 N42 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0	428.00	SF	10.00	10.00	100	2020	2020	3	99	4,237	

LAND DESCRIPTION

TOTAL OB/XF 4,237

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 11/23/2020 BY RK Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS